

# South Beach / Rincon / Mission Bay Neighborhood Association Meeting

Monday September 9, 2019

## MINUTES

6:00PM–7:00 PM

COMMUNITY ROOM  
HARBOR SERVICES BUILDING  
AT THE PIER 40A MARINA

ATTENDEES 6 Directors, 3 presenters and 20 residents

**NEXT MEETING: MONDAY, OCTOBER 7, 2019**

TOPIC Port Waterfront Plan Update and RFP development for Piers 38, 40, 30/32 and SWL 330

- **WELCOME / INTRODUCTIONS** (Alice Rogers, President)
- **ANNOUNCEMENTS**
  - Our October and November meetings will be held on the FIRST Monday of the month (10/7; 11/4) due to holidays on our regular 2nd Monday meeting times. Our December meeting—a holiday gathering!—will be on the 2<sup>nd</sup> Monday (12/9) as usual.
  - Sea level rise and resiliency planning are integral to all of the Port’s programs now. We won’t have time to cover their work on these topics tonight, but will in a future meeting. Meanwhile, click [here](#) to see a PDF of a recent Port webinar on the Port’s Resiliency Program.
- **DRAFT WATERFRONT PLAN UPDATE** (see presentation PDF for all agenda items uploaded with minutes for details)
  - Diane Oshima, Port of SF Deputy Director of Planning & Environment, gave an overview of the 3+ year citizen plan update effort, covering the 9 goals that serve as the framework for the 160 recommendations unanimously endorsed by the 30+ member working group tasked with bringing the original 1997 plan forward to serve current and future conditions. The plan’s principles and recommendations will immediately inform—in conjunction with community input from our meeting and other community and advisory group meetings--development opportunities for the Port’s historic piers, including 38 and 40, as well as (non-historic) Piers 30/32 and Seawall Lot 330 in our South Beach area (one of five plan sub-areas). The draft plan still has to go through an environmental (CEQA) review and be harmonized with both the State Lands Commission and the Bay Conservation and Development Commission’s policies. Input on pier development taken during Q&A at the end of the meeting.
  - Click [here](#) to review the Draft Waterfront Plan (public comment still invited through the end of September), and [here](#) to see notes from Port Advisory Group meetings related to values and priorities for the historic piers.

- **HISTORIC PIERS 38 AND 40, REQUEST FOR DEVELOPMENT.**

- David Beaupre, Project Manager in the Port's Real Estate Division, gave an overview of the Historic Piers Rehabilitation Program (see uploaded PDF) and stressed that development programs need to be financially feasible, and also leverage (the Port's) assets in the adjacent areas and cultivate the unique aspects of each individual pier for diversity in uses and appeal to the broadest spectrum of users. Requests for development proposals for Piers 38 and 40 will be issued near the end of this year and proposals for 3 or more piers in the northern waterfront will be issued next year. Input on pier development taken during Q&A at the end of the meeting.

- **PIERS 30/32 AND SEAWLL LOT 330, REQUEST FOR DEVELOPMENT**

- Peter Albert, consultant to the Port for this project and formerly with SFMTA/OEWD during the Warriors' original bid to locate on these properties, recapped the Port Commission's directives related to soliciting development proposals for these two sites, including prioritizing use of the deep water maritime berth, considering either full or partial pier development, and asking bidders to segregate the properties in their financial prospectus...offering development programs for either site separately, or the two together.

- The Port is actively seeking community input on values and priorities for these properties, including from neighborhood organizations like the SB|R|MB NA as well as through their standing advisory groups (CWAG, in our area); see link above for input to date from CWAG.

- Piers 30/32 are in uneven condition, with the center less compromised than the outer portions, but overall will require substantial investment to replace the substructure before beginning to address any new uses atop the piers. Any development proposal is not constrained by an historic shell but would require a ballot initiative to construct a structure taller than 40'. A no-development plan for removal of the piers is also an expensive option, above \$40M at last estimate. Comments on values and priorities requested during Q&A.

- **Q&A**

- Neighbors suggested: cultural/entertainment uses; making the piers a 'green' transportation hub; a maritime museum; developing a hotel on the sea wall lot. Some neighbors felt that retaining the self-scouring deep-water berth for large vessels should not be a priority. There was extended discussion of the financial challenges of any pier rehabilitation..

- **NEXT MEETINGS**

- **Monday October 7:** SF Unified School District staff and the Project Architect will provide an update on the Mission Bay school and seek interactive input on the community values and priorities the new school structure should embody.
- **Monday November 4:** SF County Transportation Authority staff will join us to unpack the current discussion on congestion pricing.
- **Monday December 9:** Holiday Party at Delancey Street Restaurant! No-host, everyone is invited Happy Hour with light nibbles, followed by dinner for those who choose to reserve.